

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – SUTTERTON (JUNE 2016)

1 SUTTERTON'S PLACE IN THE SPATIAL STRATEGY

1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Sutterton as a 'Main Service Centre'.

1.2 **Comments received** – Twenty-nine comments were received concerning Sutterton's place in the Spatial Strategy:

1. Two comments supported Sutterton's identification as a Main Service Centre on the basis that:

- it has a range of facilities, and is an appropriate location for growth; and
- it is a good location for housing growth because it is a mid-point between Boston and Spalding, and is located close to major roads; and

2. Twenty-seven comments opposed Sutterton's identification as a Main Service Centre, arguing that it would be more appropriately identified as a Minor Service Centre on the basis that:

- it appears to have been identified as a Main Service Centre so it can evolve to fulfil that purpose, not on the basis that it currently fulfils that role; and
- it does not have the level of services, facilities and amenities needed to justify its identification as a Main Service Centre, in particular:
 - it does not meet the service needs of neighbouring settlements;
 - it has little employment;
 - public transport services are too limited to enable a resident of Sutterton to travel to and from work by bus, or to go into a nearby town for an evening out;
 - the village lacks a mains gas supply;
 - the village has recently lost many of its former facilities, namely 2 public houses/restaurants, a petrol filling station, and a shop;
 - many of its remaining facilities (e.g. the primary school) are at capacity or near capacity (e.g. the doctor's surgery);
 - it lacks the retail cluster that all the other Main Service Centres can offer;

- the document 'An Assessment of Settlements and their Sustainability Credentials (June 2015)' grossly over-estimates the village's facilities; and
- although Sutterton scores comparatively well in the document 'An Assessment of Settlements and their Sustainability Credentials (June 2015)', its score is significantly lower than that for the other Main Service Centres and is more comparable to some Minor Service Centres.

1.3 **Responses to the above comments:**

1. The support is welcomed;
2. Sutterton's place in the Plan's Spatial Strategy took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. Furthermore, as the Spatial Strategy Background Paper makes clear "Sutterton is now defined as a Main Service Centre due to its proximity as a 'cluster' settlement and this is reflected in its sustainability score. Sutterton also offers some opportunities for growth in areas with marginally better flood risk. In preparing a plan for South East Lincolnshire as a whole, the opportunity arose to examine the settlements between the proposed Sub-Regional Centres of Boston and Spalding from a different perspective. Sutterton is in this 'mid-way area'" (paragraph 6.10). It is considered that this approach accords with the advice in paragraph 55 of the National Planning Policy Framework that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby."

- 1.4 **Conclusions on Sutterton's place in the Spatial Strategy** – It is not considered that the consultees' comments justify a change to Sutterton's place in the Spatial Strategy. Consequently, it is considered that Sutterton should remain as a 'Main Service Centre'.

2 **SUTTERTON'S HOUSING REQUIREMENTS**

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Sutterton to provide for 300 dwellings between 1st April 2011 and 31st March 2036.

- 2.2 **Comments received** - Ten comments were received concerning Sutterton's housing requirements:

1. One consultee supported the housing requirements; and

2. Nine consultees argued that 300 dwellings were too many for the village, on the basis that:

- The proposed growth amounts to a one-third increase on the village's existing size, and would harm its physical character, and undermine its community spirit;
- The village does not have the infrastructure to accommodate growth of this scale; and
- The housing completion and commitment figures are out-of-date, and should be up-dated.

2.3 **Responses to the above comments:**

1. The support is welcomed; and
2. It is not accepted that the development of 300 dwellings in Sutterton would inevitably harm the village's character – much depends upon the sites selected, and the sensitivity of the schemes for their eventual development. The housing requirement is for a 25 year period, and amounts to an average of 12 per year – it is considered that the village can accommodate this pace of growth without harm to its community cohesion. The Local Plan will have to demonstrate how arising infrastructure needs will be met. It is accepted that the residual housing calculations set out in the January 2106 Housing Paper for Sutterton are now out-of-date, and a new calculation based upon the situation as at 31st March 2016 is set out in the next section of this paper.

2.4 **Conclusions on Sutterton's housing requirements** - It is not considered that the comments made by consultees justify a change to Sutterton's housing requirements, and consequently it is considered that the Local Plan should continue to seek to identify housing allocations in Sutterton to provide for 300 dwellings between 1st April 2011 and 31st March 2036.

3 **SUTTERTON'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 25 new dwellings were built in Sutterton.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 35 dwellings in Sutterton, and there is no evidence to suggest that these permissions will not be implemented during the Plan period.
- 3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 240 dwellings is required. (300 – 25 – 35 = 240)

4 INFRASTRUCTURE

4.1 **Education** – the County Education Department has commented that there is a lack of capacity at both primary and secondary level, but that it may be possible to expand the existing schools to accommodate increased demand.

4.2 **Flood risk** – the Environment Agency has made the following comments:

- Allocations in areas of hazard would need to ensure that finished floor levels (FFL) are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve the required mitigation and that their proposals would still be deliverable.
- Flood Risk Mitigation Policy to ensure ‘safe’ development. FFL should be informed by the predicted flood depth maps and set as required below:
 - depths 0.5-1m FFL to be set 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, (single storey proposals must consider the 0.1%+ climate change event for setting FFL)
 - depths of 0.25-0.5m FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level
 - depths of 0-0.25m FFL to be set 300mm above ground level

4.3 Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). They indicate that surface water may not be discharged to the public foul sewerage network, and that no new surface water flow will be permitted to discharge to the combined network.

4.4 **Sewage Treatment** – The Environment Agency has commented that Sutterton Water Recycling Centre (Sewage Treatment Works) has capacity for 650 houses. Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate some of the sites, and that enhancements to the capacity of the foul sewerage network may also be necessary to accommodate the development of some sites.

4.5 **Water Supply** – Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve some sites.

4.6 **Health** - The CCGs have commented that currently there is some capacity at the local GP surgeries to accommodate additional patients, however County wide there is an increasing shortage of GPs, nurses and other healthcare staff which could affect future capacity should demand increase.

5 SUTTERTON SITE OPTIONS

- 5.1 Inset Map 8 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified eleven 'Potential Housing Sites': Sut003; Sut005; Sut006; Sut007; Sut008; Sut009; Sut011; Sut026; Sut027; Sut028; and Sut029.

- 5.2 The following ***general comment*** was made:

1. The problem Sutterton has is that based on the trig point on the church it is only 5 feet (1.5m) above sea level (AOD) and this can be expected to be lower elsewhere due to the fact that all the churches on the Boston plain were built on the highest land locally. Flood risk assessments are based on satellite technology which has an inherent sphere of error, and land will often be lower than assumed. If building is allowed all over the area, with the land at only 1.5m AOD, and less, the water flow head is reduced significantly - water will flow more slowly, if at all, and we shall have flooding. The water table is very close to the surface and many areas of land in Sutterton flood during the winter.

- 5.3 **Response to the above comment:**

1. The Strategic Flood Risk assessment identifies that the majority of the Potential Housing Sites in Sutterton are subject to 2015 flood hazard of 'low hazard' or 'danger to some', and 2015 flood depth of '0m to 0.25m' or '0.25m to 0.5m'. Environment Agency advice indicates that, in such circumstances, 'safe' development can be ensured by finished floor levels being set 300mm above ground level, or 500mm above ground level respectively. It is thus considered that new developments can realistically be made safe from fluvial or coastal flooding. Anglian Water Services has indicated that development on any of the Potential Housing Sites would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. It is thus considered that new development can take place without creating or exacerbating surface water flooding issues.

- 5.4 **Conclusions on general comment** - No change is necessary in response to this comment.

- 5.5 **Comments received** - The following comments were made on site ***Sut003 (Land to the north of Spalding Road, Sutterton)***:

1. Sut003 is supported, although to a lesser degree than Sut029;
2. I do not object to Sut003;

3. Sut003 has some merit; and
4. Sut003: This area can only be accessed via Sut029 or by the demolition of an existing building. It shares a boundary with the green burial site.

5.6 Responses to the above comments:

1. The support is welcomed;
2. The support is welcomed;
3. The support is welcomed;
4. The comments are noted.

5.7 Conclusions on site Sut003 – It is considered that site Sut003 is not one of the most suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- the site attracted no objections; and
- the Sustainability Appraisal gives site Sut003 a moderate score, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); however
- the site is exposed to more severe flood risk ('danger for most' and '0.25m-0.5m') than the majority of Sutterton's Potential Housing Sites; and
- the Highway Authority indicates that "the field opening into this site from Spalding Road is not large enough to accommodate an adoptable estate road junction. This land could therefore be developed only in conjunction with the adjacent Sut029."

5.8 Comments received – The following comments were made on site ***Sut005 (Land to the north of Wigtoft Road, Sutterton)***:

1. Sut005 is constantly water logged, and has no provision to contain extra water created by housing development;
2. Sut005 would alter the rural landscape of this currently sparsely inhabited part of the village and destroy two ponds and their associated woodland wildlife habitats;
3. Sut005 has some merit;

4. I have specific objections to site Sut005, which will harm the character of the area which is currently the edge of the countryside. Development would not only have a visual impact for those properties close by on Wigtoft Road, Blows Lane, Rosegar Avenue, and Rainwalls Lane, but from further away on the approach to Sutterton. The access to site Sut005 would be off Wigtoft Road in 30mph and 40mph zones, but the vast majority of traffic entering the village from the west travels at speeds far in excess of this. It is felt that the introduction of a junction at this point can only increase risk for road users. Site Sut005 is solely reliant on private drainage systems to cater for the disposal of surface water, and standing water in gardens of properties is currently common - development of these sites would only make matters worse. Even with the use of Sustainable Urban Drainage Systems (SUDS), the post development flows can very seldom be kept to pre-development green-field rates;
5. Sut005 is available for immediate development off either road frontage access or through demolition of barn set back off Wigtoft Road. A comprehensive design (for Sut005, Sut007 and Sut026) would be ideal. It is located in a sustainable location with little impact on other residents. With the development of Sut027 it will consolidate this area of Sutterton. Low flood risk, therefore should be supported; and
6. The use of this area of land may depend on access through the adjoining areas, Sut007 or Sut026. Sut007 is currently the subject of a planning appeal. There is considerable local opposition to the development of Sut007 and it depends on gaining access to the site by the demolition of outbuildings which in the view of the Parish Council, make a valuable contribution to the street scene on Wigtoft Road.

5.9 Responses to the above comments:

1. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
2. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut005 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.);

3. The support is welcomed;
4. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut005 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). The Highway Authority comments that (whilst site Sut005 would need to be accessed via either Sut007 or Sut026) these sites can safely accommodate the required junction and visibility splays. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
5. The support is welcomed; and
6. The Highway Authority comments that, whilst site Sut005 would need to be accessed via either Sut007 or Sut026, these sites can safely accommodate the required junction and visibility splays. If access was taken through site Sut026, no demolition would be required.

5.10 **Conclusions on site Sut005** – It is considered that site Sut005 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted four objections, none of the matters raised affects the potential suitability of the site for allocation;
- the Sustainability Appraisal gives site Sut005 a moderate score, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); and
- the site is exposed to the least severe flood risk of the Potential Housing Sites in Sutterton ('low hazard' and '0m-0.25m'); however
- the site is dependent upon the allocation of Sut007 and/or Sut026 for the provision of vehicular access, and it is not proposed that these sites should be allocated (Sut007 because of flood risk, and Sut026 because of a poor Sustainability Appraisal score).

5.11 **Comments received** - The following comments were made on site ***Sut006 (Land to the south-east of Boston Road, Sutterton)***:

1. Four statements of support were received; and
2. Ten objections were received, which raised the following issues:
 - the proposed access from a sharp bend would not be safe. This bend has been the scene of many accidents;
 - the site is prone to surface water flooding;
 - if the proposed development to the east of Monarchs Road is inappropriate, then so is this site; and
 - this site would further extend the built part of the village to the parish boundary.

5.12 Responses to the above comments:

1. The support is welcomed;
2.
 - The Highway Authority indicates that “whilst junction visibility splays may be achievable where this site abuts Boston Road, the bend in the road to the north of where the access would be prevents a driver turning right from the site from having sufficient visibility of on-coming vehicles. Turning at this point would therefore be unsafe & the Highway Authority would not be agreeable to the formation of a new junction here”;
 - Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
 - Site Sut006 and the site to the east of Monarchs Road (Sut030) are different sites, although they abut one another. The fact that one is judged as undevelopable, does not automatically mean that the other is also undevelopable; and
 - The SHLAA identifies that the impacts of site Sut006 upon the character and appearance of the area would be acceptable - it abuts the existing village to the west and south, and views from the north are limited. Unrestricted views are available from the east (from Hall Lane), but these views are distant and impacts will be acceptable.

5.13 **Conclusions on site Sut006** - It is considered that site Sut006 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Sut006 the third best score of the Potential Housing Sites in Sutterton, with two positive (green) impacts (for sustainability objectives 1 and 8) and 1 negative (red) impact being recorded (for sustainability objective 9); however
- the site is exposed to the most severe flood risk of any of the Potential Housing Sites in Sutterton ('danger for most' and '0.5m-1.0m'); and
- the Highway Authority comments that vehicular access would not be safe.

5.14 **Comments received** - The following comments were made on site ***Sut007*** (***Land to the north of Wigtoft Road, Sutterton***):

1. Oppose this site. Flooding to near residents if this plan is allowed to proceed. Security to near residents as it turns a garden into a public amenity with no management in place. Sewer/water and power lines cross the site. Encourages further development outside the village envelope (as outlined in Parish Plan) especially to Sut005 which is constantly water logged;
2. I object to this proposed development site as it would alter the rural landscape of this currently sparsely inhabited part of the village and destroy a pond and associated wildlife habitats;
3. Support Sut007. We have applied for planning permission (for up to 17 dwellings) and, as part of the planning application we know that on site drainage is not an issue having been agreed by both the EA and local drainage board that SUDS is possible utilising the man made pond at the northern end of the site as an attenuation facility. There are no highway issues with regard to access. The sewer crossing the site can be designed into a housing scheme, and the application had the support of the local planning officer;
4. Sut007 will have a great visual impact on those houses to the east of it, with views certainly not confined to those from the west;

5. I have specific objections to site Sut007, which will harm the character of the area which is currently the edge of the countryside. Development would not only have a visual impact for those properties close by on Wigtoft Road, Blows Lane, Rosegar Avenue, and Rainwalls Lane, but from further away on the approach to Sutterton. The access to site Sut005 would be off Wigtoft Road in 30mph and 40mph zones, but the vast majority of traffic entering the village from the west travels at speeds far in excess of this. It is felt that the introduction of a junction at this point can only increase risk for road users. The site is solely reliant on private drainage systems to cater for the disposal of surface water, and standing water in gardens of properties is currently common - development of this site would only make matters worse. Even with the use of Sustainable Urban Drainage Systems (SUDS), the post development flows can very seldom be kept to pre-development green-field rates. The site's development will have adverse environmental impact – the site is used by bats, owls, amphibians and invertebrates. Planning permission was refused (application ref B/15/0060) for the construction of up to 17 dwellings because the planning committee were against the principle of developing the site;
6. Sut007 is available for immediate development off either road frontage access or through demolition of barn set back off Wigtoft Road. A comprehensive design (for Sut005, Sut007 and Sut026) would be ideal. It is located in a sustainable location with little impact on other residents. With the development of Sut027, it will consolidate this area of Sutterton. Low flood risk, therefore should be supported; and
7. Sut007 is currently the subject of a planning appeal. There is considerable local opposition to the development of this site and it depends on gaining access to the site by the demolition of outbuildings which in the view of the Parish Council, make a valuable contribution to the street scene on Wigtoft Road.

5.15 **Responses to the above comments:**

1. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate SuDS, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. It is not accepted that the development of this site would create security issues for neighbouring residents. Pipes or cables crossing the site can be incorporated into a housing layout. Areas of neighbouring land (sites Sut005 and Sut026) are already being considered as Potential Housing Sites;

2. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut007 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.);
3. The support is welcomed;
4. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut007 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane);
5. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut007 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). The Highway Authority comments that “the site has been the subject of a recent planning application for residential development. The site was considered to be suitable for such use in highway terms and the application was supported by the Highway Authority.” Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc. The refusal of planning permission was based upon: the site being located in the countryside; and the impacts stemming from the demolition of a frontage building in order to provide vehicular access. However, if the site is allocated for development, ‘countryside’ issues no longer apply and, if the site is developed in conjunction with those to its west, the demolition is no longer necessary;
6. The support is welcomed; and

7. The refusal of planning permission was based upon: the site being located in the countryside; and the impacts stemming from the demolition of a frontage building in order to provide vehicular access. However, if the site is allocated for development, 'countryside' issues no longer apply and, if the site is developed in conjunction with those to its west, the demolition would no longer be necessary.

5.16 **Conclusions on site Sut007** - It is considered that site Sut007 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted five objections, none of the matters raised affects the potential suitability of the site for allocation; and
- the Sustainability Appraisal gives site Sut007 a moderate score, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); however
- the site is exposed to more severe flood risk than some others of the Potential Housing Sites in Sutterton ('danger for some' and '0.25m-0.5m').

5.17 **Comments received** - The following comments were made on site **Sut008** (*Land to the north of Post Office Lane, Sutterton*):

1. I do not object to Sut008; and
2. Sut008 has some merit.

5.18 **Responses to the above comments:**

1. The support is welcomed; and
2. The support is welcomed.

5.19 **Conclusions on site Sut008** - It is considered that site Sut008 should not be taken forward as a Preferred Housing Site because:

- since planning permission B/15/0498 was granted for the residential development of part of the site, the remaining site could accommodate only 8 dwellings – i.e. it is too small to be identified as a Housing Allocation. Nonetheless, it is appropriate for the entire site to be included within the Settlement Boundary and for the capacity of the remainder of the site to be counted as part of Sutterton's trajectory (see Section 7 of this Paper).

5.20 **Comments received** - The following comments were made on site **Sut009** (***Land to the south of Spalding Road and west of Station Road, Sutterton***):

1. The owners of the site support its identification as a Potential Housing Site. It is close to the village centre, and its development for housing will be able to support local services;
2. Support Sut009, but to a lesser degree than Sut029;
3. Sut009 is completely out of line for a small village, and this number of new houses will certainly have a huge impact on the character of the area;
4. Historic England comments that site Sut009 would impact upon open views to both the Grade I Listed Church of St Mary and the historic village due to the scale of the proposal. The assessment of sustainability in respect of these allocations is defective as it fails to address these impacts;
5. If further development in Sutterton is inevitable, then surely it would be better to site this development in the centre of the village rather than the outskirts. Site Sut009 would be better suited to development as it is near the centre of the village, and services such as the pre-school, primary school, and Doctor's surgery. It is interesting to note that, due to the scale of site Sut009, in the centre of the village, the Internal Drainage Board is willing to look at extending their infrastructure in to the site to provide an effective surface water outfall. For this reason alone I would suggest that Sut009 would be a preferable site for development; and
6. The Parish Council points out that Sut009 lies between two areas of land in commercial use, which are already the source of nuisance to nearby dwellings - the site does not offer tranquil surroundings. This site also incorporates Sut011, which is the most suitable in the village for future expansion of the cemetery.

5.21 **Responses to the above comments:**

1. The support is welcomed;
2. The support is welcomed;

3. It is acknowledged that this is a development site on a scale that is unprecedented for Sutterton. However, the site offers the potential to be sub-divided into two or three smaller parcels with separate vehicular accesses. Furthermore, it offers the opportunity for a comprehensive and master-planned scheme that may be able to better address local infrastructure shortfalls more effectively than could a series of smaller, individual sites;
4. It is considered that the development of this site would have relatively little impact upon open views of the listed Church and the historic village. Such views are available only at great distance and are already (at least partially) obscured by existing development. Nonetheless, the site is large in size and offers opportunities for any particularly valuable views to be retained or framed within a residential layout;
5. The support is welcomed; and
6. It is acknowledged that the site directly abuts a number of employment uses both to its north and east - Burdens Tractors, Ark Fabricators, Dragon Biomass, Jakemans (Confectioners) Ltd., South Lincs Foodservice, and Agricultural Tyres and Wheels. These employment uses may potentially impact upon the amenities that would be enjoyed by any new dwellings on the site. However, the site is large in size and consequently it should be feasible to design a residential layout that provides adequate separation between new dwellings and the employment uses, and incorporates other mitigation measures to prevent nuisance. It is noted that the Parish Council's wishes to see land off Station Road become a cemetery extension at some point in the future, and (if it were appropriate) such provision might potentially be sought as part of a comprehensive and master-planned development of the site.

5.22 **Conclusions on site Sut009** - It is considered that site Sut009 is the most suitable Potential Housing Site in Sutterton and should be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Sut009 a relatively poor score, with one positive (green) impact (for sustainability objective 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); however
- the site has attracted relatively few objections, and it is considered that none of the matters raised affects the potential suitability of the site for allocation;
- the site is exposed to relatively little flood risk ('danger for some' and '0m-0.25m'). Only sites Sut005, Sut026 and Sut028 have lesser flood risk ('low hazard' and '0m-0.25m'); and

- the site offers the opportunity for a comprehensive and master-planned scheme that may be able to better address local infrastructure shortfalls more effectively than could a series of smaller, individual sites.

5.23 **Comments received** - The following comments were made on site **Sut011** (***Land to the west of Station Road, Sutterton***):

1. The owners of the site support its identification as a Potential Housing Site. It is close to the village centre, and its development for housing will be able to support local services;
2. I do not object to Sut011;
3. If further development in Sutterton is inevitable, then surely it would be better to site this development in the centre of the village rather than the outskirts. Site Sut011 would be better suited to development as it is near the centre of the village, and services such as the pre-school, primary school, and Doctor's surgery; and
4. The Parish Council points out that Sut011 is the most suitable in the village for future expansion of the cemetery.

5.24 **Responses to the above comments**:

1. The support is welcomed;
2. The support is welcomed;
3. The support is welcomed; and
4. It is noted that the Parish Council's wishes to see land off Station Road become a cemetery extension at some point in the future, but little weight can be given to this aspiration in considering the merits of this site as a possible stand-alone Housing Allocation.

5.25 **Conclusions on site Sut011** – it is considered that site Sut011 should not be taken forward as a Preferred Housing Site because it lies entirely within the boundaries of Sut009 and, in paragraph 5.22 of this Housing Paper it is concluded that site Sut009 should become a Preferred Housing Site (i.e. it is already proposed to be allocated as part of a larger site).

5.26 **Comments received** - The following comments were made on site **Sut026** (***Land to the north of Wigtoft Road, Sutterton***):

1. Oppose this site which will cause flooding to neighbouring dwellings and impact upon the security of neighbouring dwellings. Sewer/water and power lines cross the site. Encourages further development outside the village envelope. This site is already water logged and has no provision to contain extra water created by housing development.
2. I object to this proposed development site as it would alter the rural landscape of this currently sparsely inhabited part of the village and destroy a pond and associated woodland wildlife habitats;
3. Sut026 has some merit;
4. The lack of drainage management in the area already. The pond and wood floods into our gardens every year. The dyke on the field has never been inspected regularly or dug out. The pond has a large amount of wildlife, coots, moorhens, malards. The heron nests every year. Wild geese visit, cherry trees in the wood with many wild birds nesting in springtime. Noise being increased by new properties and light pollution in the village. Increased of traffic on roads that have no crossings e.g. zebra or pelican, children walking to school with very busy vehicles. More litter being dropped from many vehicles in the village. Bats feed over the pond;
5. I have specific objections to site Sut026, which will harm the character of the area which is currently the edge of the countryside. Development would not only have a visual impact for those properties close by on Wigtoft Road, Blows Lane, Rosegar Avenue, and Rainwalls Lane, but from further away on the approach to Sutterton. A significant concern about the proposed site is the lack of any natural boundary to the west, thus approval of this site could lead to further development in open countryside to the west. The access to site Sut026 would be off Wigtoft Road in 30mph and 40mph zones, but the vast majority of traffic entering the village from the west travels at speeds far in excess of this. It is felt that the introduction of a junction at this point can only increase risk for road users. Site Sut026 is solely reliant on private drainage systems to cater for the disposal of surface water, and standing water in gardens of properties is currently common - development of these sites would only make matters worse. Even with the use of Sustainable Urban Drainage Systems (SUDS), the post development flows can very seldom be kept to pre-development green-field rates;

6. Sut026 is available for immediate development. A comprehensive design (for Sut005, Sut007 and Sut026) would be ideal. It is located in a sustainable location with little impact on other residents. With the development of Sut027 it will consolidate this area of Sutterton. Low flood risk, therefore should be supported;
7. Lincolnshire County Council supports the proposed housing site Sut026, which is under its ownership;
8. The viability of this site may be affected by the planning appeal relating to Sut007; and
9. Sut026 should not be developed because surface water pollution could cause pollution and damage to the biodiversity of the pond at the site's south-western corner, and this development also risks causing flooding. We also have concerns that Sutterton does not have any pedestrian crossings and could not find any information within the Local Plan that as the population increases these will be provided. If Sut026 is to be developed, the woodland and pond area at its south-western corner should be excluded. These features are a hugely valuable local wildlife habitat (used by bats, wildfowl, herons, storks, amphibians and reptiles) and also contain an historical structure - a second world war pill box.

5.27 **Responses to the above comments:**

1. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. It is not accepted that the development of this site would create security issues for neighbouring residents. Pipes or cables crossing the site can be incorporated into a housing layout. Whilst land to the east (sites Sut005 and Sut07) is already being considered as a Potential Housing Site, it is accepted that the northern and western boundaries to site Sut026 do not follow physical features. These boundaries are arbitrary, and there is the potential that its allocation might increase pressure for further development to the west and/or north;

2. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut026 would not have adverse impacts upon the character and appearance of the area - visual impacts will be confined to impacts upon views from the immediate south (as views from the west would be screened by the existing dwellings off Blows Lane). The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.);
3. The support is welcomed;
4. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. The site has not been identified as being of any special wildlife value (i.e. it is not a Local Wildlife Site, etc.). It is inevitable that development on this site would change the outlook of existing nearby dwellings and have some impact upon the character of the area, but this is equally true of all alternative sites. The Highway Authority did not identify that the development of this site would create highway safety problems;
5. The Strategic Housing Land Availability Assessment (SHLAA) identifies that the development of site Sut026 would not have adverse impacts upon the character and appearance of the area - visual impacts would be limited (confined to impacts upon views from the west, & these views would be significantly screened by the trees growing at the junction of Wigtoft Road and Blows Lane). Whilst land to the east (sites Sut005 and Sut007) is already being considered as a Potential Housing Site, it is accepted that the northern and western boundaries to site Sut026 do not follow physical features. These boundaries are arbitrary, and there is the potential that its allocation might increase pressure for further development to the west and/or north. The Highway Authority comments that "Wigtoft Road is suitable to serve residential development on this site and the frontage is large enough to accommodate the required junction and visibility splays." Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land;
6. The support is welcomed.

7. The support is welcomed.
8. The developability of site Sut026 is not dependent upon Sut007; and
9. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land, or causing pollution to the pond. The Highway Authority has not indicated that new pedestrian crossings will be needed. It is agreed that, if site Sut026 is taken forward as an allocation, the woodland and pond at its south-western corner should be excluded from the site.

5.28 **Conclusions on site Sut026** - It is considered that site Sut026 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted six objections, none of the matters raised affects the potential suitability of the site for allocation; and
- the site is at the least severe flood risk of any of the Potential Housing Sites in Sutterton ('low hazard' and '0m-0.25m'); however
- the Sustainability Appraisal gives site Sut026 a poor score, with two positive (green) impacts (for sustainability objectives 1 and 8) and three negative (red) impacts being recorded (for sustainability objectives 3, 6 and 9).

5.29 **Comments received** - The following comments were made on site ***Sut027 (Land to the south of Wigtoft Road, Sutterton)***:

1. Oppose Sut027 on the following grounds; Loss of visual amenity
Concerns over increased surface water. Concern that insurance industry could contend that they perceive an increased flood risk as a pretext to alter premiums and excesses to my financial disadvantage. Noise during construction caused by earth moving equipment and the danger of mud on the roads in winter and dust in summer. An increase of traffic on the Wigtoft Road;
2. Surely there is no need to extend the village envelope, especially with this huge area. There are issues with short-distance visual impact too;

3. Development on the west side of the village is neither necessary nor desirable. Access to this site will compromise safety on this already dangerous section of road. The site's development would have a harmful effect on the character of the area which is currently the edge of the countryside, and would have harmful impacts on those properties close by on Wigtoft Road, Blows Lane, Rosegar Avenue, and Rainwalls Lane;
4. The site's owner supports the allocation of Sut027, and will be willing to release it for development. The site has a good road frontage with more than adequate highway visibility. If developed, it would result in a balanced village layout; and
5. This site suffers from a number of disadvantages, and represents an extension of ribbon development away from the village centre. It shares a corner with the green burial site.

5.30 **Responses to the above comments:**

1. The Strategic Housing Land Availability Assessment (SHLAA) identifies that site Sut027 has weaknesses in terms of its visual impacts, namely that it would extend the built-up area significantly and that its southern boundary does not follow any existing feature. Nonetheless, the SHLAA concludes that its impacts upon the character and appearance of the area would be acceptable. Anglian Water Services has commented that the capacity of the surface water network has major constraints, and has therefore indicated that development on this site would need to incorporate sustainable drainage systems, which are intended to replicate natural systems (to collect and store surface water before slowly releasing it back into the environment) and prevent surface water impacting on neighbouring land. Issues concerning disturbance to neighbours during construction would apply equally to all alternative sites. The Highway Authority comments that "Wigtoft Road is suitable to serve residential development on this site and the frontage is large enough to accommodate the required junction and visibility splays";
2. Inevitably, the development of almost any piece of land will have short-distance visual impacts from public vantage points. However, the availability of longer-distance views into sites varies greatly, and the SHLAA was seeking to make the point that few long-distance views into site Sut027 are available;

3. The Highway Authority comments that “Wigtoft Road is suitable to serve residential development on this site and the frontage is large enough to accommodate the required junction and visibility splays.” The Strategic Housing Land Availability Assessment (SHLAA) identifies that site Sut027 has weaknesses in terms of its visual impacts, namely that it would extend the built-up area significantly and that its southern boundary does not follow any existing feature. Nonetheless, the SHLAA concludes that its impacts upon the character and appearance of the area would be acceptable;
4. The support is welcomed; and
5. The site would be developed in depth, and therefore cannot fairly be described as ‘ribbon development’. However, the SHLAA acknowledges that site Sut027 has weaknesses in terms of its visual impacts, namely that it would extend the built-up area significantly and that its southern boundary does not follow any existing feature. Nonetheless, the SHLAA concludes that its impacts upon the character and appearance of the area would be acceptable.

5.31 **Conclusions on site Sut027** - It is considered that site Sut027 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Sut027 a moderate score, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); however
- the site attracted four objections and, whilst they do not raise issues that affect the potential suitability of the site for allocation, they reinforce the SHLAA’s concerns that (whilst the site’s impacts upon the character and appearance of the area would be acceptable) it would extend the built-up area significantly and its southern boundary does not follow any existing feature; and
- the site is at more severe flood risk (‘danger for some’ and ‘0.25m-0.5m’) than many of the alternative Potential Housing Sites in Sutterton.

5.32 **Comments received** - The following comments were made on site ***Sut028 (Land to the south of Spalding Road, Sutterton)***:

1. Sut028 has some merit;

2. Historic England comments that site Sut028 would impact upon open views to both the Grade I Listed Church of St Mary and the historic village due to the scale of the proposal. The assessment of sustainability in respect of these allocations is defective as it fails to address these impacts;
3. Site Sut028 is better suited to development than sites to the west of the village because it is near the centre of the village, and services such as the pre-school, primary school, and Doctor's surgery.
4. This site has to be considered in relation to Sut009. This site is affected by a public footpath.

5.33 **Responses to the above comments:**

1. The support is welcomed;
2. It is considered that the development of this site would have relatively little impact upon open views of the listed Church and the historic village. Such views are available only at great distance and are already (at least partially) obscured by existing development;
3. The support is welcomed; and
4. It is quite correct that it is highly unlikely that site Sut028 would be allocated in isolation. Existing public footpath routes across the site would need to be retained within any new residential layout.

5.34 **Conclusions on site Sut028** - It is considered that site Sut028 is one of the more suitable Potential Housing Sites in Sutterton, and that it should be taken forward as a Preferred Housing Site in conjunction with Sut009:

- the Sustainability Appraisal gives site Sut028 the second-best score of the Potential Housing Sites in Sutterton, with three positive (green) impacts (for sustainability objectives 1, 4 and 8) and one negative (red) impact being recorded (for sustainability objective 9); and
- although the site attracted two objections, none of the matters raised affects the potential suitability of the site for allocation; and
- the site is at the least severe flood risk ('low hazard' and '0m-0.25m') of the Potential Housing Sites in Sutterton; however

- the SHLAA identifies the site as undevelopable because the owner cannot be identified, and their intentions for their land are unknown. If Sut028 was being considered in isolation, this would be sufficient to mean that the site should not be taken forward. However, because Sut028 could only realistically be developed as part of a larger allocation (i.e. in conjunction with Sut009), and would make up only 5% of the larger site, it is considered that it would be appropriate for it to be taken forward as part of the larger site. N.B. The development of site Sut009 is not dependent upon Sut028 being brought forward, although it would offer the opportunity for three points of vehicular access to be provided.

5.35 **Comments received** - The following comments were made on site **Sut029** (***Land to the north of Spalding Road, Sutterton***):

1. Support. Previous plans passed for commercial use. This is a good use of the land obviously not required for commercial use. Will not affect any current residents;
2. There is no need to extend the village envelope. There needs to be some industrial/commercial activity in the village for the occupiers of the new houses to find employment without travelling great distances;
3. The site owners support the allocation of site Sut029 and would be willing to release it for development. The site has a good road frontage with more than adequate highway visibility. If developed, it would result in a balanced village layout; and
4. This area was allocated for commercial development and it is already fronted by light industrial units. It is not an ideal setting for residential use. It shares a corner with the green burial site.

5.36 **Responses to the above comments:**

1. The support is welcomed;
2. Although this site is allocated in the Adopted Boston Borough Local Plan (April 1999) as a 'Proposed Industrial/Commercial Area', it is not proposed to be so allocated in the emerging Plan;
3. The support is welcomed; and
4. The SHLAA acknowledges that the site is adjacent to the Spalding Road Industrial Estate which may impact upon the amenities that would be enjoyed by any new dwellings. Nonetheless, it concludes that the site is developable.

5.37 **Conclusions on site Sut029** - It is considered that site Sut029 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- although the site attracted an objection, the matter raised does not affect the potential suitability of the site for allocation; however
- the Sustainability Appraisal gives site Sut029 a poor score, with one positive (green) impacts (for sustainability objective 1) and three negative (red) impacts being recorded (for sustainability objectives 3, 8 and 9); and
- the site is at more severe flood risk ('danger for some' and '0.25m-0.5m') than most of the Potential Housing Sites in Sutterton.

5.38 **Comments received** – One new site (***Sut032***) has been submitted which the SHLAA has identified as being developable. This site is located to the ***north of Wigtoft Road, Sutterton.***

5.39 **Conclusions on site Sut032** – It is considered that site Sut032 is not one of the more suitable Potential Housing Sites in Sutterton, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal gives site Sut032 a relatively good score, with two positive (green) impacts (for sustainability objectives 1 and 8) and two negative (red) impacts being recorded (for sustainability objectives 3 and 9); however
- the site is at more severe flood risk (with much of the site 'danger for most' and '0.5m-1.0m') than most of the Potential Housing Sites in Sutterton.

6 NEW SITES

6.1 Three new sites were put forward for consideration as Potential Housing Sites:

- Sut031 - Land to the east of Station Road, Sutterton. The SHLAA identifies this site as being undevelopable because its development would have adverse environmental impacts;
- Sut032 - Land to the north of Wigtoft Road, Sutterton. The SHLAA identifies this site as being developable. The merits of this site are considered in paragraph 5.39 above; and

- Sut033 - Land between Wigtoft Road and Spalding Road, Sutterton. The SHLAA identifies this site as being undevelopable because its development would have adverse environmental impacts.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

- 7.1 Sites Sut009 and Sut028 are taken forward as a Preferred Housing Sites. They have a capacity of 263 dwellings, which slightly exceeds the residual requirement of 240 dwellings. Furthermore, the Settlement Boundary offers one additional opportunity which, whilst too small to be a Housing Allocation, is nonetheless assessed as developable by the SHLAA – the part of site Sut008 for which planning permission is not outstanding.
- 7.2 This allocation and other development opportunities provide the following trajectory for Sutterton. [N.B. The capacity of the allocated site assumes that it will be developed at a density of 20 dwellings to the hectare. In practice, it may accommodate a higher density.]

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	25	-	-	-	-	-	25
Commitments	-	35	0	0	0	0	35
Sut008 (part without p.p.)	0	8	0	0	0	0	8
Sut009 and Sut028	0	50	125	88	0	0	263
TOTAL	25	93	125	88	0	0	331

Preferred Sites for Development

Inset Map No 9

Sutterton

Main Service Centre

Scale 1:4,000 @A2

- Inset Map Boundary
- Countryside
- Settlement Boundary.....Policy 12,19,20,21
- Housing Commitments.....Policy 12
- Preferred Housing Site.....Policy 12
- Existing Main Employment Area.....Policy 7
- Proposed Main Employment Area..Policy 7
- Local Employment Site.....Policy 7
- Specific Occupier Site.....Policy 8
- Proposed Specific Occupier Site... Policy 8
- Local Wildlife Site.....Policy 25
- Recreational Open Space.....Policy 30
- Green Infrastructure.....Policy 30



South East Lincolnshire
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